

1 HOUSE JOINT RESOLUTION 14

2 **55TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2021**

3 INTRODUCED BY

4 Alonzo Baldonado and Joshua Sanchez and Gregory A. Baca and
5 Gail Armstrong and Kelly K. Fajardo
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10 A JOINT RESOLUTION

11 AUTHORIZING THE GENERAL SERVICES DEPARTMENT TO GRANT EASEMENTS
12 FOR A ROAD OVER SEVEN PARCELS OF LAND CONSISTING OF 32.2076
13 ACRES OF LAND, MORE OR LESS, TO THE VILLAGE OF LOS LUNAS FOR
14 THE USE OF AN EAST-WEST TRAFFIC RELIEF CORRIDOR AND INTERCHANGE
15 WITH INTERSTATE 25.
16

17 WHEREAS, Section 13-6-2 NMSA 1978 authorizes state
18 agencies to donate real property to other state agencies, local
19 public bodies, school districts or state educational
20 institutions; and

21 WHEREAS, Section 13-6-3 NMSA 1978 provides in pertinent
22 part that any sale, trade or lease of state real property for
23 consideration of one hundred thousand dollars (\$100,000) or
24 more shall be subject to the ratification and approval of the
25 state legislature prior to the sale, trade or lease becoming

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1 effective; and

2 WHEREAS, in 1.5.23.7 NMAC, the state board of finance
3 defines "sale, trade or lease" as any disposition of real
4 property, including donation by one governmental entity to
5 another governmental entity; and

6 WHEREAS, approximately 32.2076 acres of land, more or
7 less, within the village of Los Lunas that is currently held by
8 the general services department comprises seven parcels of land
9 along Morris road and interstate 25 in an area that has been
10 planned for a highway interchange and an east-west traffic
11 relief corridor for the village of Los Lunas; and

12 WHEREAS, the general services department supports the
13 acquisition by the village of Los Lunas of permanent easements
14 over the 32.2076 acres of land, more or less, described herein
15 for the use of an east-west traffic corridor and interchange
16 with interstate highway 25; and

17 WHEREAS, the general services department and the village
18 of Los Lunas agree that easements for a road over the lands
19 described herein are worth more than one hundred thousand
20 dollars (\$100,000); and

21 WHEREAS, on March 11, 2021, the secretary of general
22 services and the village of Los Lunas entered into a memorandum
23 of agreement regarding the sale of permanent easements over the
24 seven parcels of property described herein at a price to be
25 established by an appraisal conducted by a New Mexico licensed

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1 appraiser; and

2 WHEREAS, parcel number one is described as:

3 "PROPERTY DESCRIPTION

4 PCN A300961

5 2-3

6 State of New Mexico (Property Control Division, Department of
7 Finance and Administration and its Successors)

8 A certain parcel of land situated in Projected Section 31,
9 Township 7 North, Range 2 East, New Mexico Principal Meridian,
10 Valencia County, New Mexico, in the San Clemente Grant, in land
11 as described in Quitclaim Deed, filed in the office of the
12 County Clerk of Valencia County, New Mexico on April 3, 1980,
13 in Book 263, Page 1015 and being more particularly described by
14 New Mexico State Plane Grid Bearings (Central Zone) and ground
15 distances as follows:

16 BEGINNING at the northwesterly corner of said parcel, said
17 point also being a point on the present (2020) Right of Way
18 line of Interstate 25, and being 776.90 feet right of the Los
19 Lunas East-West Corridor Survey/Construction Centerline P.O.T
20 Sta. 21+79.85, NMP# A300961/PCN A300961, Valencia County, State
21 of New Mexico, WHENCE a found 3,25" BHI Control Aluminum Cap on
22 a #5 rebar stamped "BHI 1937401" bears North 18°49'15" East a
23 distance of 1763.07 feet;

24 THENCE leaving said present (2020) Right of Way line of
25 Interstate 25 North 89° 27' 58" East a distance of 163.89 feet

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1 to the northeasterly corner of said parcel;
2 THENCE along the arc of a curve to the right, having a central
3 angle of 04° 16' 50", having a radius of 1628.00 feet, a chord
4 bearing of South 30° 42' 57" West a distance of 121.60 feet and
5 an arc distance of 121.63 feet to a point of reverse curvature;
6 THENCE along the arc of a curve to the left, having a central
7 angle of 04° 47' 05", having a radius of 2390.59 feet, a chord
8 bearing of South 30° 50' 48" West a distance of 199.57 feet and
9 an arc distance of 199.63 feet to a point of compound
10 curvature;
11 THENCE along the arc of a curve to the left, having a central
12 angle of 08° 44' 04", having a radius of 3658.04 feet, a chord
13 bearing of South 24° 05' 14" West a distance of 557.10 feet and
14 an arc distance of 557.64 feet to a point of tangency;
15 THENCE South 19° 43' 12" West a distance of 54.46 feet to the
16 southeasterly corner of said parcel;
17 THENCE North 70° 16' 48" West a distance of 49.64 feet to the
18 southwesterly corner of the parcel herein described, said point
19 also being a point on said present (2020) Right of Way line of
20 Interstate 25;
21 THENCE North 19° 43' 17" East a distance of 868.40 feet to the
22 POINT OF BEGINNING.
23 Parcel contains ± 1.6605 acres (72,330 Sq. Ft.), more or
24 less."; and

25 WHEREAS, parcel number 2 is described as:

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1 "PROPERTY DESCRIPTION

2 PCN A300961

3 4-2

4 State of New Mexico (Property Control Division, Department of
5 Finance and Administration and its Successors)

6 A certain parcel of land situated in Projected Section 31,
7 Township 7 North, Range 2 East, New Mexico Principal Meridian,
8 Valencia County, New Mexico, in the San Clemente Grant,
9 comprising a portion of Tract 2A of the M.R.G.C.D. Map No. 74.
10 Said parcel of land also referenced in Quitclaim Deed, filed in
11 the office of the County Clerk of Valencia County, New Mexico
12 on April 3, 1980, in Book 263, Page 1014 and in Quitclaim Deed,
13 filed on April 3, 1980, in Book 263, Page 1016 being more
14 particularly described by New Mexico State Plane Grid Bearings
15 (Central Zone) and ground distances as follows:

16 BEGINNING at the western-most corner of said parcel, said point
17 also being a point on the southerly boundary of Tract 3,
18 Subdivision Plat of Rancho Valencia, filed in the office of the
19 County Clerk of Valencia County, New Mexico on October 25,
20 2006, in Cabinet J, Page 734, Document Number 200621008, and
21 being 150.00 feet right of the Los Lunas East-West Corridor
22 Survey/Construction Centerline P.O.T Sta. 33+75.73, NMP#
23 A300961/PCN A300961, Valencia County, State of New Mexico,
24 WHENCE a found 3.25" BHI Control Aluminum Cap on a #5 rebar
25 stamped "BHI 1937401" bears North 22°06'58" West a distance of
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1 1788.52 feet;
2 THENCE along said southerly boundary of Tract 3 and the present
3 (2020) southerly Right of Way line of Morris road North 89° 20'
4 23" East a distance of 1389.36 feet to a point on the present
5 (2020) westerly Right of Way line of M.R.G.C.D. New Belen
6 Acequia;
7 THENCE along said present (2020) westerly Right of Way line of
8 M.R.G.C.D. New Belen Acequia South 17° 49' 57" West a distance
9 of 0.71 feet to an angle point;
10 THENCE South 15° 23' 27" West a distance of 126.39 feet;
11 THENCE North 74° 10' 44" West a distance of 309.54 feet;
12 THENCE North 43° 12' 40" West a distance of 7.39 feet;
13 THENCE North 89° 38' 50" West a distance of 157.19 feet;
14 THENCE South 42° 33' 18" West a distance of 40.15 feet;
15 THENCE South 89° 32' 49" West a distance of 725.75 feet;
16 THENCE along the arc of a curve to the right, having a central
17 angle of 07° 33' 01", having a radius of 1150.00 feet, a chord
18 bearing of North 70° 16' 55" West a distance of 151.44 feet and
19 an arc distance of 151.55 feet to the POINT OF BEGINNING.
20 Parcel contains ± 1.7030 acres (74,184 Sq. Ft.), more or
21 less."; and

22 WHEREAS, parcel number 3 is described as:

23 "PROPERTY DESCRIPTION

24 PCN A300961

25 4-2A

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underscoring material = new
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1 State of New Mexico (Property Control Division, Department of
2 Finance and Administration and its Successors)

3 A certain parcel of land situated in Projected Section 32,
4 Township 7 North, Range 2 East, New Mexico Principal Meridian,
5 Valencia County, New Mexico, in the San Clemente Grant,
6 comprising a portion of Tract 47A1 of the M.R.G.C.D. Map No.
7 75. Said parcel of land also referenced in Quitclaim Deed,
8 filed in the office of the County Clerk of Valencia County, New
9 Mexico on April 3, 1980, in Book 263, Page 1016 and in
10 Quitclaim Deed, filed on April 3, 1980, in Book 263, Page 1016
11 and being more particularly described by New Mexico State Plane
12 Grid Bearings (Central Zone) and ground distances as follows:

13 BEGINNING at the northwesterly corner of said parcel, said
14 point also being a point on the present (2020) southerly right-
15 of-way of Morris Road, and being 62.36 feet left of the Los
16 Lunas East-West Corridor Survey/Construction Centerline P.O.C.
17 Sta. 47+92.32, NMP# A300961/PCN A300961, Valencia County, State
18 of New Mexico, WHENCE a found 3.25" BHI Control Aluminum Cap on
19 a #5 rebar stamped "BHI 1937401" bears North 52° 37' 33" West a
20 distance of 2701.64 feet;

21 THENCE along said present (2020) southerly right-of-way of
22 Morris Road North 89° 20' 23" East a distance of 142.40 feet;

23 THENCE along said present (2020) southerly right-of-way of
24 Morris Road South 67° 57' 32" East a distance of 1050.95 feet

25 to the present (2020) right-of-way of the M.R.G.C.D. Los Lunas
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1 Ditch;
2 THENCE along said present (2020) right-of-way of the M.R.G.C.D.
3 Los Lunas Ditch South 19° 18' 29" West a distance of 204.37
4 feet;
5 THENCE along said present (2020) right-of-way of the M.R.G.C.D.
6 Los Lunas Ditch North 88° 32' 37" East a distance of 23.70
7 feet;
8 THENCE along said present (2020) right-of-way of the M.R.G.C.D.
9 Los Lunas Ditch along the arc of a curve to the left, having a
10 central angle of 18° 31' 08", having a radius of 125.49 feet, a
11 chord bearing of South 18° 11' 57" East a distance of 40.38
12 feet and an arc distance of 40.56 feet;
13 THENCE along the arc of a curve to the right, having a central
14 angle of 05° 33' 49", having a radius of 3125.00 feet, a chord
15 bearing of North 70° 38' 17" West a distance of 303.32 feet and
16 an arc distance of 303.44 feet;
17 THENCE along the arc of a curve to the left, having a central
18 angle of 03° 25' 36", having a radius of 1875.00 feet, a chord
19 bearing of North 69° 34' 11" West a distance of 112.12 feet and
20 an arc distance of 112.14 feet;
21 THENCE North 15° 23' 27" East a distance of 161.85 feet;
22 THENCE North 17° 49' 57" East a distance of 25.76 feet to the
23 POINT OF BEGINNING.
24 Parcel contains ± 6.4028 acres (278,906 Sq. Ft.), more or
25 less."; and

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1 WHEREAS, parcel number 4 is described as:

2 "PROPERTY DESCRIPTION

3 PCN A300961

4 5-2

5 State of New Mexico (Property Control Division, Department of
6 Finance and Administration and its Successors)

7 A certain parcel of land situated in Projected Section 32,
8 Township 7 North, Range 2 East, New Mexico Principal Meridian,
9 Valencia County, New Mexico, in the San Clemente Grant,

10 comprising a portion of Tract 38 and Tract 39A1 of the

11 M.R.G.C.D. Map No. 75 and a portion of Tract 3 of the Plat

12 Showing Lands of General American Life Insurance Co. "Harlan

13 Ranches", as the same is shown and designated in the plat

14 recorded in the office of the County Clerk of Valencia County,

15 New Mexico on January 7, 1938, being drawing number C-15-64.

16 Said parcel also referenced in Quitclaim Deed, Filed in the

17 office of the County Clerk of Valencia County, New Mexico on

18 April 3, 1980, in Book 263, Page 1002; Quitclaim Deed, filed on

19 April 3, 1980 in Book 263, Page 1017 and Quitclaim Deed, filed

20 on April 3, 1980 on Book 263, Page 1025 and being more

21 Particularly described by New Mexico State Plane Grid Bearings

22 (Central Zone) and ground distances as follows:

23 BEGINNING at the northwest corner of the parcel herein

24 described, and being 93.93 feet right of the Los Lunas

25 East-West Corridor Survey/Construction Centerline P.O.T. Sta.

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1 60+70.49, NMP# A300961/PCN A300961, Valencia County, State of
2 New Mexico, WHENCE a found 3.25" BHI Control Aluminum Cap on a
3 #5 rebar stamped "BHI 1937401" bears North 55° 40' 47" West a
4 distance of 3988.60 feet;

5 THENCE along the northerly line of the parcel herein described
6 the following three (3) courses:

- 7 1. North 88° 32' 37" East a distance of 322.38 feet;
- 8 2. THENCE South 87° 04' 23" East a distance of 433.01
9 feet;
- 10 3. THENCE South 75° 56' 28" East a distance of 1083.52
11 feet to the northeast corner of the parcel herein
12 described, and a point along the present (2020) westerly
13 right-of-way of M.R.G.C.D. Los Chavez Drain;

14 THENCE along the easterly line of the parcel herein described
15 and along the said present (2020) westerly right-of-way of
16 M.R.G.C.D. Los Chavez Drain, South 44° 34' 32" West a distance
17 of 56.59 feet to the southeast corner of the parcel herein
18 described;

19 THENCE leaving said present (2020) westerly right-of-way of
20 M.R.G.C.D. Los Chaves Drain and along the southerly line of the
21 parcel herein described the following two (2) courses:

- 22 1. North 81° 33' 54" West a distance of 1409.95 feet;
- 23 2. THENCE 354.13 feet along the arc of a curve to the
24 right, having a central angle of 06° 29' 34", having a
25 radius of 3125.00 feet, a chord bearing of North 78° 19'

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underscoring material = new
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1 General American Life Insurance Co. "Harlan Ranches", as the
2 same is shown and designated in the plat recorded in the office
3 of the County Clerk of Valencia County, New Mexico on January
4 7, 1938, being drawing number C-15-64. Said parcel of land also
5 described in Quitclaim Deed, filed in the office of the County
6 Clerk of Valencia County, New Mexico on April 3, 1980, in Book
7 263, Pages 1005 and being more particularly described by New
8 Mexico State Plane Grid Bearings (Central Zone) and ground
9 distances as follows:

10 BEGINNING at the southwest corner of the parcel herein
11 described and the southwest corner of said Tract 2, and being
12 171.61' feet left of the Los Lunas East-West Corridor
13 Survey/Construction Centerline P.O.T. Sta. 79+40.35, NMP#
14 A300961/PCN A300961, Valencia County, State of New Mexico,
15 WHENCE a found 3.25" BHI Control Aluminum Cap on a #5 rebar
16 stamped "BHI 1937401" bears North 66° 13' 51" West a distance
17 of 5670.85 feet;

18 THENCE along the westerly line of the parcel herein described
19 and along the westerly boundary line of said Tract 2, North 16°
20 42' 37" East a distance of 22.04 feet to the northwest corner
21 of the parcel herein described;

22 THENCE along the northerly line of the parcel herein described,
23 South 78° 13' 40" East a distance of 84.64 feet to the
24 northeast corner of the parcel herein described along the
25 easterly boundary line of said Tract 2 and along on the present

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underscoring material = new
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1 (2020) westerly right-of-way of M.R.G.C.D. Los Chavez Drain;
2 THENCE along the easterly line of the parcel herein described
3 and along on the said present (2020) westerly right-of-way of
4 M.R.G.C.D. Los Chavez Drain and along the easterly boundary
5 line of said Tract 2, South 37° 02' 32" West a distance of
6 24.78 feet to the southeast corner of the parcel herein
7 described and the southeast corner of said Tract 2;
8 THENCE leaving said present (2020) right-of-way of M.R.G.C.D.
9 Los Chavez Drain, and along the southerly boundary line of said
10 Tract 2 North 77° 53' 23" West a distance of 75.96 feet to the
11 POINT OF BEGINNING.

12 Parcel contains ± 0.0409 acres (1,783 Sq. Ft.), more or less.";
13 and

14 WHEREAS, parcel number 6 is described as:

15 "PROPERTY DESCRIPTION

16 PCN A300961

17 6-1
18 State of New Mexico (Property Control Division, Department of
19 Finance and Administration and its Successors)
20 A certain parcel of land situated in Projected Section 33,
21 Township 7 North, Range 2 East, New Mexico Principal Meridian,
22 Valencia County, New Mexico, in the San Clemente Grant,
23 comprising a portion of Tract 4 of the Plat Showing Lands of
24 General American Life Insurance Co. "Harlan Ranches", as the
25 same is shown and designated in the plat recorded in the office

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underscoring material = new
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1 of the County Clerk of Valencia County, New Mexico on January
2 7, 1938, being drawing number C-15-64. Said parcel of land also
3 described in Quitclaim Deed, filed in the office of the County
4 Clerk of Valencia County, New Mexico on April 3, 1980, in Book
5 263, Page 1025 and being more particularly described by New
6 Mexico State Plane Grid Bearings (Central Zone) and ground
7 distances as follows:

8 BEGINNING at the northwesterly corner of the parcel described
9 herein, said point also being a point on the present (2020)
10 southerly right-of-way of Morris Road, and a point along the
11 present (2020) easterly right-of-way of M.R.G.C.D. Los Chavez
12 Drain and being 100.84 feet left of the Los Lunas East-West
13 Corridor Survey/Construction Centerline P.O.T. Sta. 81+14.90,
14 NMP# A300961/PCN A300961, Valencia County, State of New Mexico,
15 WHENCE a found 3.25" BHI Control Aluminum Cap on a #5 rebar
16 stamped "BHI 1937401" bears North 66° 00' 46" West a distance
17 of 5859.70 feet;

18 THENCE along the said present (2020) easterly right-of-way of
19 M.R.G.C.D. Los Chavez Drain and along northerly line of the
20 parcel described herein and along the said present (2020)
21 southerly right-of-way Line of Morris Road South 77° 53' 23"
22 East a distance of 2654.40 feet to the northeasterly corner;
23 THENCE leaving said present (2020) southerly right-of-way of
24 Morris Road and along the easterly line of the parcel described
25 herein South 11° 50' 52" West a distance of 148.18 feet;

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1 THENCE along the southerly line of the parcel described herein
2 the following seven (7) courses:

3 1. Along the arc of a curve to the left, having a central
4 angle of 21° 56' 05", having a radius of 90.00 feet, a
5 chord bearing of South 88° 25' 29" West a distance of
6 34.25 feet and an arc distance of 34.46 feet;

7 2. THENCE South 77° 27' 27" West a distance of 278.14 feet
8 to a point of curvature;

9 3. THENCE along the arc of a curve to the right, having a
10 central angle of 68° 02' 53", having a radius of 115.00
11 feet, a chord bearing of North 68° 31' 07" West a distance
12 of 128.69 feet and an arc distance of 136.58 feet to a
13 point of curvature;

14 4. THENCE along the arc of a curve to the right, having a
15 central angle of 30° 39'35", having a radius of 1125.00
16 feet, a chord bearing of North 86° 58' 22" West a distance
17 of 594.85 feet and an arc distance of 602.00 feet;

18 5. THENCE North 71° 38' 34" West a distance of 885.16 feet
19 to a point of curvature;

20 6. THENCE along the arc of a curve to the left, having a
21 central angle of 09° 55'20", having a radius of 4875.00
22 feet, a chord bearing of North 76° 36' 14" West a
23 distance of 843.17 feet and an arc distance of 844.22
24 feet;

25 7. THENCE North 81° 33' 54" West a distance of 40.00 feet

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1 to the southwesterly corner and a point along the said
2 present (2020) easterly right-of-way of M.R.G.C.D. Los
3 Chavez Drain;

4 THENCE along the westerly line of the parcel described herein
5 and along the said present (2020) easterly right-of-way of
6 M.R.G.C.D. Los Chavez Drain North 37° 02' 32" East a distance
7 of 256.48 feet to the POINT OF BEGINNING.

8 Parcel contains ± 16.8717 acres (734,931 Sq. Ft.), more or
9 less."; and

10 WHEREAS, parcel number 7 is described as:

11 "PROPERTY DESCRIPTION

12 PCN A300961

13 6-1A

14 State of New Mexico (Property Control Division, Department of
15 Finance and Administration and its Successors)

16 A certain parcel of land situated in Projected Sections 32 and
17 33, Township 7 North, Range 2 East, New Mexico Principal
18 Meridian, Valencia County, New Mexico, in the San Clemente
19 Grant, comprising a portion of land described in Tract A in the
20 Boundary Survey Plat of the Remaining Portion of Tract 26A1A1A
21 M.R.G.C.D. Property Map 75 now Designated as Tract A, Lands of
22 the State of New Mexico remaining portion of Tract 26A1A1A,
23 filed in the office of the County Clerk of Valencia County, New
24 Mexico on September 16, 2010, in Cabinet M, Page 170 and being
25 more particularly described by New Mexico State Plane Grid

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1 Bearings (Central Zone) and ground distances as follows:
2 BEGINNING at the southwesterly corner of said parcel, said
3 point also being a point on the easterly boundary of M.R.G.C.D.
4 Los Chavez Interior Drain and also being a point on the
5 northerly right-of-way line of Morris Road and being 159.53
6 feet left of the Los Lunas East-West Corridor
7 Survey/Construction Centerline P.O.T Sta. 81+44.68, NMP#
8 A300961/PCN A300961, Valencia County, State of New Mexico,
9 WHENCE a found 3.25" BHI Control Aluminum Cap on a #5 rebar
10 stamped "BHI 1937401" bears North 66° 38' 29" West a distance
11 of 5875.00 feet;
12 THENCE along said easterly boundary of M.R.G.C.D. Los Chavez
13 Interior Drain North 37° 02' 32" East a distance of 25.64 feet
14 to the northwesterly corner of said parcel;
15 THENCE along the northerly boundary of the parcel described
16 herein the following four (4) courses:
17 1. South 74° 36' 26" East a distance of 30.51 feet to an
18 angle point;
19 2. THENCE South 78° 15' 14" East a distance of 386.56 feet
20 to an angle point;
21 3. THENCE South 78° 15' 13" East a distance of 1485.63
22 feet to an angle point;
23 4. THENCE North 85° 59' 28" East a distance of 83.44 feet
24 to the northeasterly corner of said parcel;
25 THENCE along the easterly line of the parcel described herein
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1 South 10° 49' 14" West a distance of 56.58 feet to a nail found
2 on the southeasterly corner of said parcel and a point along
3 the present (2020) northerly right-of-way line of Morris Road;
4 THENCE along the southerly line of the parcel described herein
5 and along the said present (2020) northerly right-of-way line
6 of Morris Road North 77° 53' 23" West a distance of 1994.86
7 feet to the POINT OF BEGINNING.

8 Parcel contains ± 1.2821 acres (55,846 Sq. Ft.), more or
9 less."; and

10 WHEREAS, the surface rights to the seven parcels of land
11 described above do not substantially meet the purposes of the
12 general services department; and

13 WHEREAS, the village of Los Lunas has expressed that
14 traffic congestion has become a significant challenge to
15 economic development and to the safety and welfare of the
16 residents of the village; and

17 WHEREAS, the village of Los Lunas has determined that
18 easements for a road over the seven parcels of land would allow
19 the planned highway interchange and the east-west traffic
20 relief corridor to be built, and the provision of the easements
21 would benefit the residents of the state;

22 NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATURE OF THE
23 STATE OF NEW MEXICO that the sale of easements over the
24 properties described above to the village of Los Lunas be
25 authorized by the legislature; and

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underscoring material = new
~~[bracketed material] = delete~~

1 BE IT FURTHER RESOLVED that approval of the sale of
2 easements be revoked if the village of Los Lunas fails to pay
3 the appraised price or fails to perform any of the scope of
4 services ascribed to it pursuant to the memorandum of agreement
5 of March 11, 2021 between the general services department and
6 the village of Los Lunas; and

7 BE IT FURTHER RESOLVED that copies of this resolution be
8 transmitted to the general services department and the mayor of
9 the village of Los Lunas.